

# GRAHOLM ESTATE

2190 ALSTON RD.  
SANTA BARBARA, CA 93108

SHUBIN DONALDSON ARCHITECTS

**SANTA BARBARA OFFICE**  
414A ANACAPA STREET  
SUITE 101  
SANTA BARBARA, CA 93101  
805.682.7000

**HLC DESIGN REVIEW**

4/27/2020  
11:10:14 AM

**NORTH ARROW**

The diagram shows a circle with a vertical line and a horizontal line intersecting at the center. A thick vertical line points upwards, labeled 'TRUE NORTH'. A thinner line points slightly to the left of the thick line, labeled 'PROJECT NORTH'.

**MASTER**  
**BEDROOM 101**



DOOR LETTER

 FIXTURE REFERENCE

EQUIPMENT REFERENCE

EQUIPMENT REFERENCE

(E) X-X<sup>+</sup>

INDICATES EXISTING

1/A1.01

1/A1.02

5 1/2" ELEVATION CHANGE

DISCIPLINE  
SHEET TYPE  
SHEET NUMBER  
SEQUENCE

A1.01

DETAIL NUMBER  
REFERENCE

DRAWING SHEET  
REFERENCE

OUTLINED AREA OF

 REFERENCED IN  
WINDOW SCHEDULE

DESIGNATION

MATERIAL REFERENCE

—  REFERENCED IN  
PARTITION SCHEDULE

LEVEL NAME \_\_\_\_\_  
LEVEL ELEVATION \_\_\_\_\_

  $X^1-X^8$   ELEVATION OF  
CEILING FINISHED



DRAWING ISSUE  
NUMBER

AND  
@  
Penny  
ANGLE  
J  
PERPENDICULAR  
A/C AIR CONDITIONER /  
CONDITIONING  
AB ABORT BOLT  
ABC ASBESTIC CONCRETE  
AD AREA DRAIN  
ADA AMERICANS WITH  
DISABILITIES ACT  
ADJ ADJUSTABLE /  
ADJUCENT  
AFF ABOVE FINISHED  
FLUOR  
AFG ABOVE FINISHED  
GRADE  
AFS ABOVE FINISHED SL  
ALUM  
AL ALUMINUM  
ALT ALTERNATE  
AND ANDODDED  
ANOD ANODIZED  
APX PANEL  
APPR APPROXIMATELY  
OX  
ARCH ARCHITECT(URAL)  
ASPH ASPHALT  
ASTM AMERICAN SOCIETY  
FOR TESTING  
MATERIALS  
AUTO AUTOMATIC  
AVG AVERAGE  
BD BOARD  
BET BETWEEN  
BITUM BITUMENOUS  
BLDG BUILDING  
BLK BLOCK  
BKG BLOCKING  
BNK BOUNDARY NAILING  
BOT BOTTOM  
CAB CABINET  
C/C CATCH BASIN  
CF CONCRETE FOOT  
CI CAST IN PLACE  
CONTRACTOR  
INSTALLED  
CIP CAST IN PLACE  
CJ JOINT, JOINT  
CEILING JOINT  
CL CENTER LINE  
CLG CELINGS  
CLM CLIMBING  
CLR CLEAR  
CMU CONCRETE MASONRY  
UNIT  
COL COLUMN  
CONC CONCRETE  
CONS CONSTRUCTION  
CONT CONTINUOUS  
CORR CORRIDOR  
CORK COUNTERTOP  
DBL DOUBLE  
DEM DEMOLISH, DEMOLIT  
DOUGLAS FIR  
DIA DIAMETER  
DIAG DIAGONAL  
DIM DIMENSION  
DN DOWN  
DN DOWN  
DOWNSPOUT  
DWG DRAWING  
(E) EXISTING  
EACH  
EA EACH

JL EXPANSION JOINT  
 LN LATION  
 ELEC ELECTRICAL  
 ELEV ELEVATOR  
 EMER EMERGENCY  
 EN EDGE NAIL  
 ENG ENGINEER  
 EQ EQUALLY  
 EQPT EQUIPMENT  
 EQUP EQUIPMENT  
 EST ESTIMATE  
 EXIST EXISTING  
 EXP EXPANSION  
 EXST EXISTING  
 FAST FASTENER(S)  
 FAU FORCED AIR UNIT  
 FBU FURNISHED BY OWNER  
 FCO FLOOR CLEAN OUT  
 FDU FLOOR DRAIN  
 FI FINISHED FLOOR  
 FG FINISHED GRADE  
 FL FLAT HEAD  
 FND FLOOR (END)  
 FLX FIXTURE  
 FLT FLOOR  
 FLAS FLASHING  
 FLUS FLUSH  
 H H  
 FLUO FLUORESCENT  
 FOC FACE OF CONCRETE  
 FOC FACE OF FINISH  
 FOM FACE OF MASONRY  
 FOP FACE OF PLYWOOD  
 FOS FACE OF STUDS  
 FOW FACE OF WALL  
 FT FOOT OR FEET  
 FTG FOOTING  
 FURR FURRING  
 GA GAUGE  
 GALV GALVANIZED(D)  
 GC GENERAL CONTRACTOR  
 GL GLASS / GLAZING  
 GP GYP Gypsum  
 GYP GYPSUM BOARD  
 GYP GYPSUM BOARD  
 HB HOBS BIB  
 HDR HEADER  
 HDWR HARDWARE  
 HORIZ HORIZONTAL  
 HORIZ HORIZONTAL  
 HP HIGH POINT  
 HR HORSEPOWER  
 HR HANDRAIL; HOUR  
 HT HEIGHT  
 HTR HEATER  
 HVAC HEATING / VENTILATION / AIR CONDITIONING  
 HW HOT WATER (RETU  
 IN INCH  
 IN INCH DIAMETER  
 IN INCH / INCHES  
 INCL INCLUDE(D)  
 INS INSULATION  
 INSUL INSULATE / INSULATION  
 INT INTERIOR  
 JT JOINT  
 KM KILOMETER(D)  
 LAV LAVATORY  
 LB LBS  
 LB(S) POUND(S)  
 LF LINEAR FOOT (FEET)  
 LIB LIBRARY  
 LP LOW POINT

L	LIGHT
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEM	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURE(F)
MIN	MINIMUM
ML	MECHANICAL
MR	MINOR
MR	MECHANICAL RESISTANT
MTL	METAL
(N)	(NEW)
N	NORTH
NA	NOT AVAILABLE /
OR	APPLICABLE
N/A	NOT IN CONTRACT
NO /	NO NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
ON	ON CENTER
OP	OPERATING DIAMETER
OCF	OWNER FURNISHED CONTRACTOR
OPN	OPENING
OPNG /	OPENING
OZ	OUNCE
P	PAINT NUMBER - SEE SPEC
PEID	PEDESTAL
PER	PERIMETER
PERF	PERFORATED
PL	PLYWOOD / PLASTIC
PL	PROPERTY LINE
PLAS	PLASTER
PVC	PLYWOOD D
POV	POINT OF CONNECTION
PR	PAIR
PRCS	PRE-CAST
PREF	PREFABRICATED
PROF	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST
PTDF	PRESSURE TREATED DOUGLAS FIR
Q	QUARTZ
QU	QUANTITY AVAILABLE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RD	REFLECTED CEILING PLATE
RD	ROOF DRAIN
REF	REFERENCE
REG	REGISTER
REINF	REINFORCED(E)
REQ	REQUIRED
REV	REVERSE / REVISION
RH	RIGHT HANDED
RH	RIGHT HAND, ROUND HEAD
RM	ROOM
RND	ROUND OPENING
RWD	REDWOOD
S	SOUTH

[illegible]

A map showing the proposed site location. The site is a shaded, irregularly shaped area. It is bounded by Camino Viejo to the west, Alameda Lane to the north, and Alameda Road to the south. E. Hancock Road runs horizontally across the top of the map. Summit Road runs vertically from the bottom towards the intersection of Camino Viejo and Alameda Lane. A dashed line labeled 'CITY LIMITS' runs vertically through the site. A north arrow points to the right, indicating that North is oriented towards the right side of the map.

PROJECT SHALL COMPLY WITH:  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA GREEN BUILDING CODE (UNLESS STATED ELSEWHERE FOR SPECIAL CONDITIONS)  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA HISTORICAL CODE

NUMBER OF STORIES  
1 STORY

TYPE OF CONSTRUCTION  
TYPE V. TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS EXTERIOR WALLS, AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

USE  
DETACHED GARAGE  
(NO CHANGE PROPOSED)

#	SHEET NAME
GENERAL	
PR0.00	COVER SHEET
PR0.01	PROJECT INFO SHEET
PR0.02	SITE PHOTOGRAPHY
PR0.03	SITE PHOTOGRAPHY
SURVEY	
1 OF 2	SITE SURVEY EAST
2 OF 2	SITE SURVEY WEST
ARCHITECTURAL	
PR0.09	DEMO SITE PLAN
PR0.10	PROPOSED SITE PLAN
PR0.20	BASEMENT FLOOR PLAN
PR0.21	FIRST FLOOR PLAN
PR3.01	BUILDING ELEVATIONS

- CONSTRUCTION OF NEW 1,908 SF DETACHED GARAGE ON PARCEL AN (E) 19,611 SF SINGLE FAMILY RESIDENCE
- PROPOSED 4,822 SF DRIVEWAY EXTENSION WITH 6,435 SF RESURFACED PERMEABLE LOWER MOTORCOURT
- REMOVE AND REPLACE 5,220 SF (E) SANDSTONE PAVERS AT MOTOR COURT
- IMPROVEMENTS TO (E) DRIVE
- REPAINTING OF THE EXISTING RESIDENCE

**CLIENT CONTACT**  
OK WAVE LLC  
1187 COAST VILLAGE ROAD #553  
SANTA BARBARA, CA 93018

**PROJECT ADDRESS**  
2190 ALSTON ROAD, SANTA BARBARA, CALIFORNIA 93108

**PLANNING & ZONING INFORMATION**  
LOT AREA: 265,850.68 S.F. OR 6.32 ACRES  
ASSESSOR PARCEL NO. (APN): 015-174-019  
ZONE: RS-25  
GENERAL LAND USE: RESIDENTIAL  
HILLSIDE AREA USE  
SPECIFIC PLAN AREA: NO  
HISTORIC LANDMARKS COMMISSION REVIEW: YES  
DEMOLITION REVIEW STUDY AREA: YES  
BUILDING HEIGHT LIMITATION: 35FT  
HIGH FIRE HAZARD AREA: FOOTHILL ZONE

*AS-BUILT AREAS TAKEN FROM OUTSIDE FACE OF EXTERIOR WALLS			
	EXISTING	PROPOSED	
BASEMENT	7,343 SF	7,343 SF	(NO CHANGE)
FIRST FLOOR	12,133 SF	12,133 SF	(NO CHANGE)
<u>MEZZANINE</u>	<u>135 SF</u>	<u>135 SF</u>	(NO CHANGE)
TOTAL (E) RESIDENCE	19,611 SF	19,611 SF	
<u>DETACHED GARAGE</u>	<u>0 SF</u>	<u>1,908 SF</u>	
TOTAL ADDITION	0 SF	1,908 SF	
TOTAL FLOOR AREA	19,611 SF	21,519 SF	

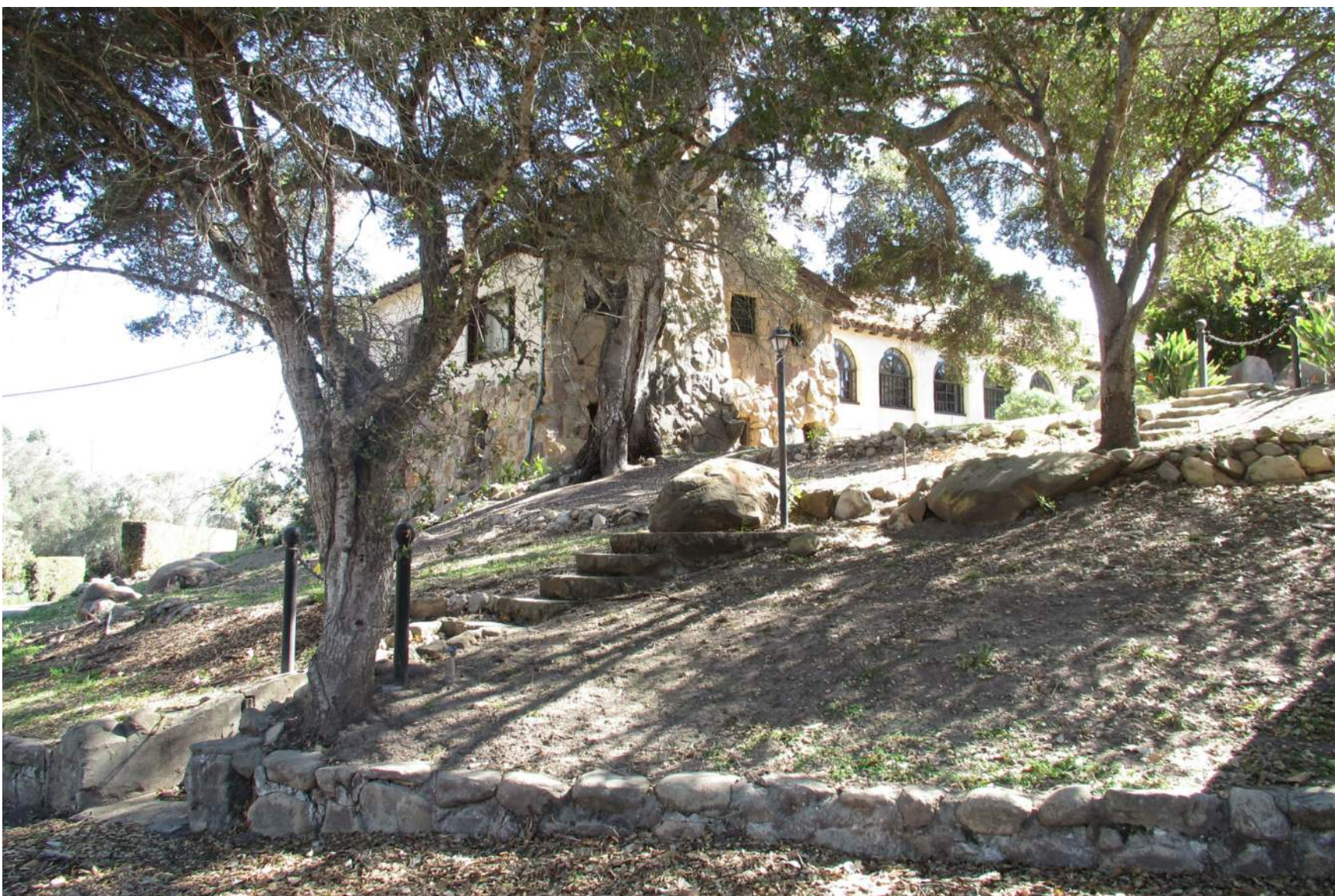
	EXISTING	PROPOSED
BUILDING FOOTPRINT(S)	12,133 SF 4.1%	13,087 SF 4.4%
IMPERMEABLE SURFACES	55,211 SF 18.7%	60,033 SF 20.3%
PERMEABLE SURFACES		
- LANDSCAPING	228,506 SF 77.2%	222,730 SF 75.3%
TOTAL	295,850 SF 100%	295,850 SF 100%

**ARCHITECT:**  
**SHUBIN + DONALDSON ARCHITECTS**  
414A ANACAPA STREET  
SUITE 101  
SANTA BARBARA, CA 93101  
TEL 805.682.7000  
FAX 310.204.0219  
CONTACT: ERIN LANI





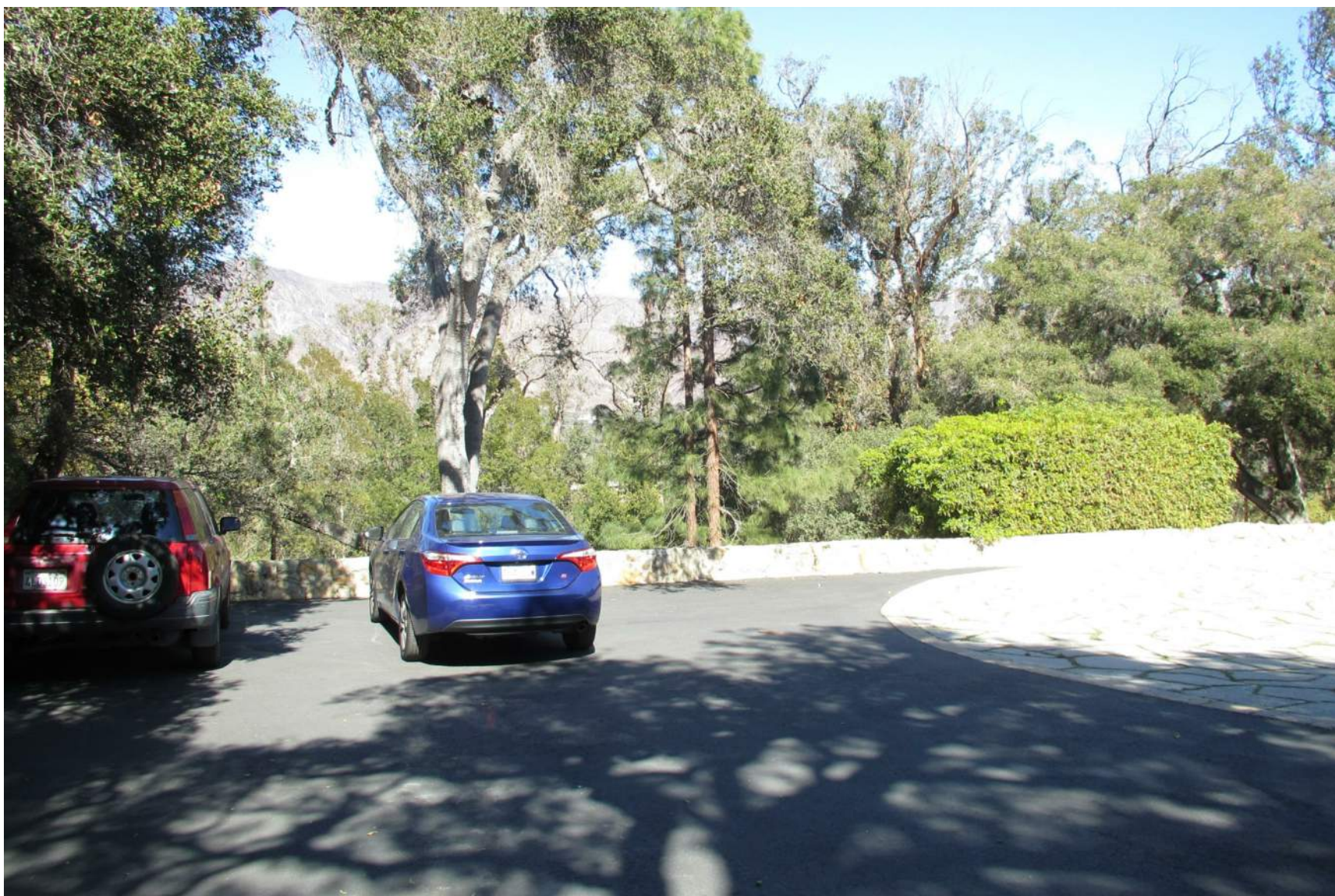
A



B



C



D



E

(E) OAK TO BE REMOVED

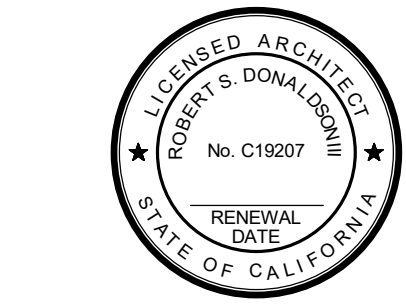


F



G

PHOTOGRAPH REGISTRATION



GRAHLM ESTATE  
2190 ALSTON RD  
SANTA BARBARA, CA 93108  
HLC DESIGN REVIEW

SCALE: 1/64" = 1'-0"  
DATE: 04.10.2019

REV.	DATE	DESCRIPTION

ALL IDEAL DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. ©2019 SHUBIN + DONALDSON INC.

SITE PHOTOGRAPHY  
PR0.02

NOT FOR CONSTRUCTION





H



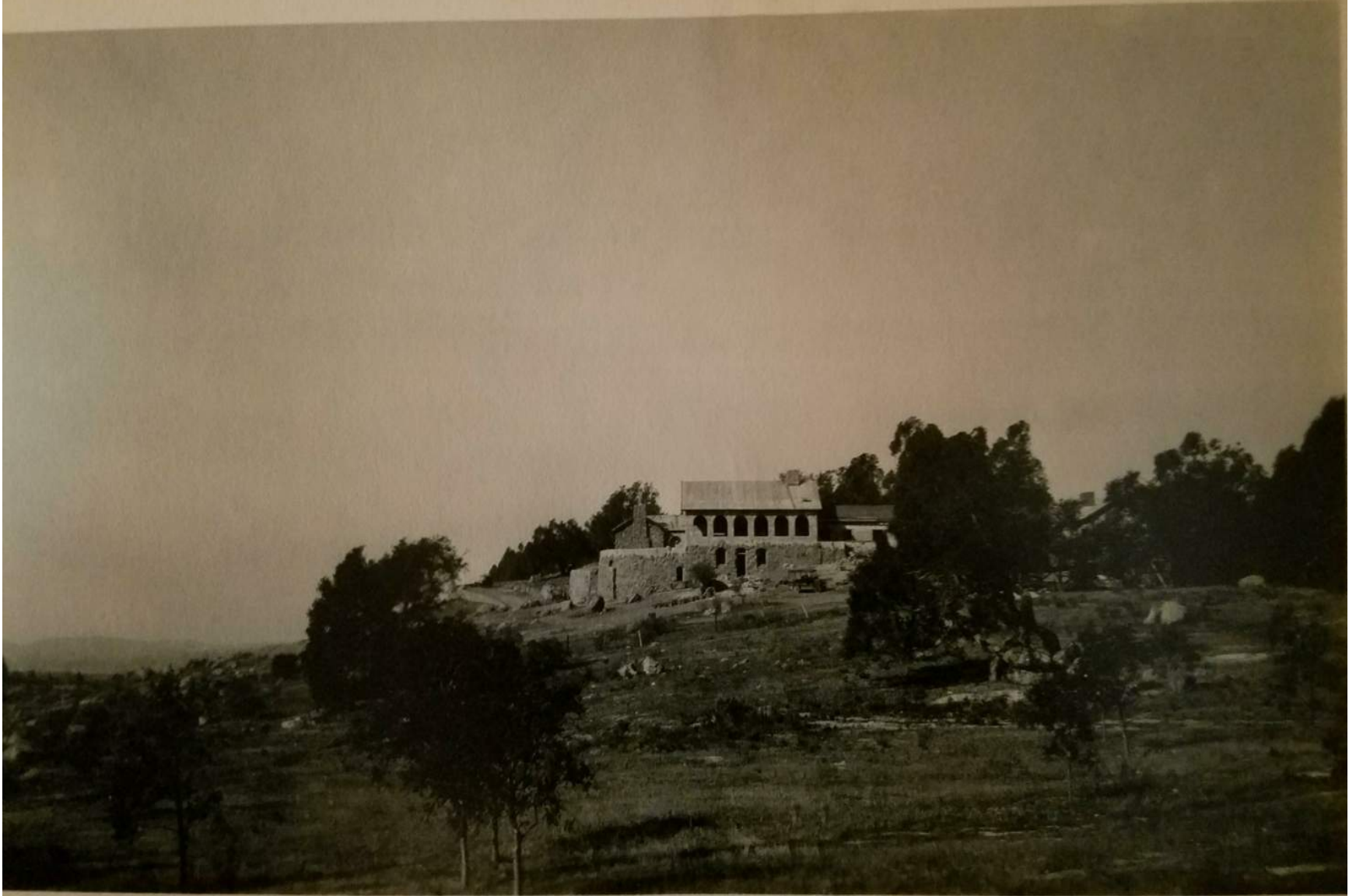
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K



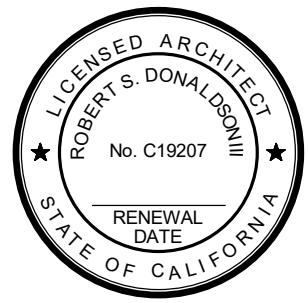
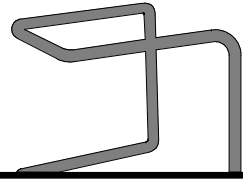
L



M



N



GRAHOLM ESTATE  
2190 ALSTON RD  
SANTA BARBARA, CA 93108  
HLC DESIGN REVIEW

SCALE:  
DATE: 04.10.2019

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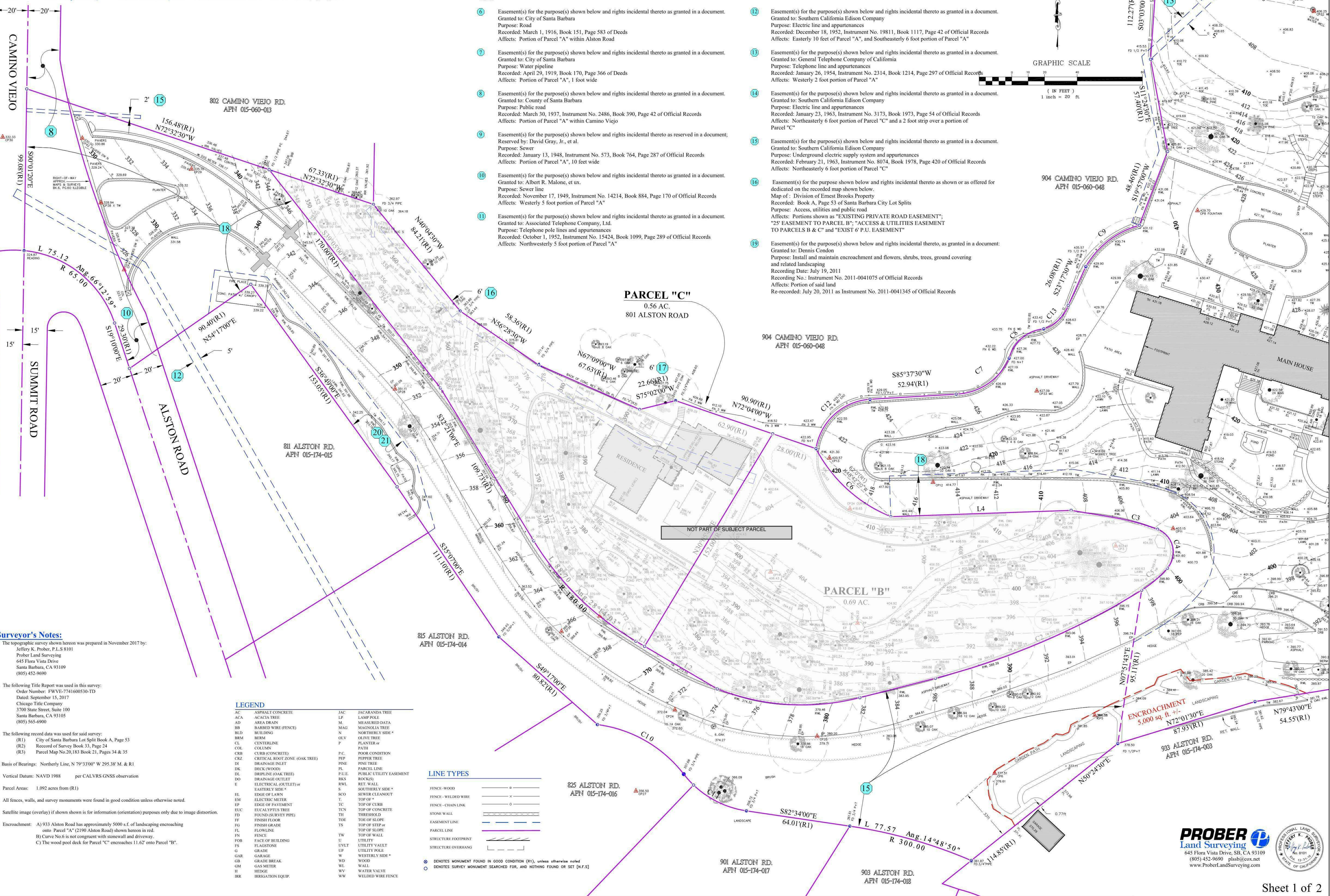
# TOPOGRAPHIC SURVEY

801 Alston Road, Santa Barbara, CA APN: 015-174-020 Prober Land Surveying, March 2018  
2190 Alston Road, Santa Barbara, CA APN: 015-174-019 Prober Land Surveying, March 2018  
351 Woodley Road, Santa Barbara, CA APN: 009-021-001 Davis Land Surveying, Aug. 2015

## EASEMENTS:

Exception & Exclusions (encumbering easements):  
Items:

- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: City of Santa Barbara  
Purpose: Road  
Recorded: March 1, 1916, Book 151, Page 583 of Deeds  
Affects: Portion of Parcel "A" within Alston Road
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: City of Santa Barbara  
Purpose: Water pipeline  
Recorded: April 29, 1919, Book 170, Page 366 of Deeds  
Affects: Portion of Parcel "A", 1 foot wide
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: County of Santa Barbara  
Purpose: Road  
Recorded: March 30, 1937, Instrument No. 2486, Book 390, Page 42 of Official Records  
Affects: Portion of Parcel "A" within Camino Viejo
- Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;  
Reserved by: David Gray, Jr., et al.  
Purpose: Sewer  
Recorded: January 13, 1948, Instrument No. 573, Book 764, Page 287 of Official Records  
Affects: Portion of Parcel "A", 10 feet wide
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: Albert R. Malone, et ux.  
Purpose: Sewer line  
Recorded: November 17, 1949, Instrument No. 14214, Book 884, Page 170 of Official Records  
Affects: Westerly 5 foot portion of Parcel "A"
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: Associated Telephone Company, Ltd.  
Purpose: Telephone pole lines and appurtenances  
Recorded: October 1, 1952, Instrument No. 15424, Book 1099, Page 289 of Official Records  
Affects: Northwesterly 5 foot portion of Parcel "A"
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company  
Purpose: Electric line and appurtenances  
Recorded: December 18, 1952, Instrument No. 19811, Book 1117, Page 42 of Official Records  
Affects: Easterly 10 feet of Parcel "A", and Southeasterly 6 foot portion of Parcel "A"
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: General Telephone Company of California  
Purpose: Telephone line and appurtenances  
Recorded: January 26, 1963, Instrument No. 3173, Book 1214, Page 297 of Official Records  
Affects: Westerly 2 foot portion of Parcel "A"
- Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: Southern California Edison Company  
Purpose: Underground electric supply system and appurtenances  
Recorded: February 21, 1963, Instrument No. 8074, Book 1978, Page 420 of Official Records  
Affects: Northeasterly 6 foot portion of Parcel "C"
- Easement(s) for the purpose shown below and rights incidental thereto as shown or as offered for dedicated on the recorded map shown below.  
Map of: Division of Ernest Brooks Property  
Recorded: Book A, Page 53 of Santa Barbara City Lot Splits  
Purpose: Access, utilities and public road  
Affects: Portions shown as "EXISTING PRIVATE ROAD EASEMENT", "25' EASEMENT TO PARCEL B", "ACCESS & UTILITIES EASEMENT TO PARCELS B & C" and "EXIST 6' P.U. EASEMENT"
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Dennis Condon  
Purpose: Install and maintain encroachment and flowers, shrubs, trees, ground covering and related landscaping  
Recording Date: July 19, 2011  
Recording No.: Instrument No. 2011-0041075 of Official Records  
Affects: Portion of said land  
Re-recorded: July 20, 2011 as Instrument No. 2011-0041345 of Official Records



## Surveyor's Notes:

1. The topographic survey shown hereon was prepared in November 2017 by:  
Jeffery K. Prober, P.L.S. 8101  
Prober Land Surveying  
645 Flora Vista Drive  
Santa Barbara, CA 93109  
(805) 452-9690

2. The following Title Report was used in this survey:  
Order Number: FWVE-7741600530-TD  
Dated: September 15, 2017  
Chicago Title Company  
3700 State Street, Suite 100  
Santa Barbara, CA 93105  
(805) 565-6900

3. The following record data was used for said survey:

- (R1) City of Santa Barbara Lot Split Book A, Page 53
- (R2) Record of Survey Book 33, Page 24
- (R3) Parcel Map No.20,183 Book 21, Pages 34 & 35

4. Basis of Bearings: Northerly Line, N 79°33'00" W 295.38' M. & R1

5. Vertical Datum: NAVD 1988 per CALVRS GNSS observation

6. Parcel Areas: 1.092 acres from (R1)

7. All fences, walls, and survey monuments were found in good condition unless otherwise noted.

8. Satellite image (overlay) if shown is for information (orientation) purposes only due to image distortion.

9. Encroachment: A) 933 Alston Road has approximately 5000 s.f. of landscaping encroaching onto Parcel "A" (2190 Alston Road) shown hereon in red.

B) Curve No.6 is not congruent with stonewall and driveway.

C) The wood pool deck for Parcel "C" encroaches 11.62' onto Parcel "B".

## LEGEND

AC	ASPHALT CONCRETE	JAC	JACARANDA TREE
ACA	ACACIA TREE	LP	LAMP POLE
AD	AREA DRAIN	M	MEASURED DATA
BB	BARNED WIRE (FENCE)	MAG	MAGNOLIA TREE
BLD	BUILDING	OLV	OLIVE TREE
BRM	BERM	P	PLANTER or
CL	CENTERLINE	P	PATH
COL	COLUMN	P.C.	POOR CONDITION
CRB	CURB (CONCRETE)	PEP	PEPPER TREE
CRZ	CRITICAL ROOT ZONE (OAK TREE)	PNE	PINE TREE
DI	DRAINAGE INLET	PL	PARCEL LINE
DK	DECK (WOOD)	PUE	PUBLIC UTILITY EASEMENT
DL	DRIFLINE (OAK TREE)	RKS	ROCKS
DO	DRAINAGE OUTLET	RWL	RET. WALL
E	ELECTRICAL (OUTLET) or	S	SOUTHERLY SIDE *
EL	EASTERLY SIDE *	SCO	SEWER CLEANOUT
EM	EDGE OF LAWN	T	TOP OF
EP	ELECTRIC METER	TC	TOP OF CURB
EU	EDGE OF PAVEMENT	TCN	TOP OF CONCRETE
FUC	EUCALYPTUS TREE	TH	THRESHOLD
FD	FOUND (SURVEY PIPE)	TOE	TOE OF SLOPE
FF	FINISH FLOOR	TS	TOP OF STEP or
FG	FINISH GRADE	TS	TOP OF SLOPE
FL	FLOWLINE	TW	TOP OF WALL
FN	FENCE	U	UTILITY
FOB	FACE OF BUILDING	UVLT	UTILITY VAULT
FS	FLAGSTONE	UP	UTILITY POLE
G	GRADE	W	WESTERLY SIDE *
GAR	GARAGE	WD	WOOD
GB	GRADE BREAK	WL	WALL
GM	GAS METER	WV	WATER VALVE
H	HEDGE	WW	WELDED WIRE FENCE
IRR	IRRIGATION EQUIP.		

## LINE TYPES

FENCE - WOOD	— o —
FENCE - WELDED WIRE	— x —
FENCE - CHAIN LINK	— x —
STONE WALL	— — —
EASEMENT LINE	— — —
PARCEL LINE	— — —
STRUCTURE FOOTPRINT	— — —
STRUCTURE OVERHANG	— — —

● DENOTES MONUMENT FOUND IN GOOD CONDITION (R1), unless otherwise noted  
○ DENOTES SURVEY MONUMENT SEARCHED FOR, AND NOTHING FOUND OR SET [N.F.S.]



TOPOGRAPHIC SURVEY

801

Alston Road,

Santa Barbara, CA

2190

Alston Road,

Santa Barbara, CA

351

Woodley Road,

Santa Barbara, CA

APN: 015-174-020

Prober Land Surveying, March 2018

APN: 015-174-019

Prober Land Surveying, March 2018

APN: 009-021-001

Davis Land Surveying, Aug. 2015

LEGEND

AC	ASPHALT CONCRETE	JAC	JACARANDA TREE
ACA	ACACIA TREE	LP	LAMP POLE
AD	AREA DRAIN	M	MEASURED DATA
BB	BARRIED WIRE (FENCE)	MAG	MAGNOLIA TREE
BLD	BUILDING	N	NORTHERLY SIDE *
BRM	BERM	OLV	OLIVE TREE
CL	CENTERLINE	P	PLASTER or PATH
COL	COLUMN	P.C.	POOR CONDITION
CRB	CURB (CONCRETE)	PEP	PEPPER TREE
CRZ	CRITICAL ROOT ZONE (OAK TREE)	PINE	PINE TREE
DI	DRAINAGE INLET	PL	PARCEL LINE
DK	DECK (WOOD)	P.U.E.	PUBLIC UTILITY EASEMENT
DL	DRIPLINE (OAK TREE)	RKS	ROCK(S)
DO	DRAINAGE OUTLET	RWL	RET. WALL
E	ELECTRICAL (OUTLET) or EASTERLY SIDE *	S	SOUTHERLY SIDE *
EL	EDGE OF LAWN	SCO	SEWER CLEANOUT
EM	ELECTRIC METER	T	TOP OF *
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
EUC	EUCALYPTUS TREE	TCN	TOP OF CONCRETE
FD	FOUND (SURVEY PIPE)	TH	THRESHOLD
FF	FINISH FLOOR	TOE	TOE OF SLOPE
FG	FINISH GRADE	TS	TOP OF STEP or TOP OF SLOPE
FL	FLOWLINE	TW	TOP OF WALL
FN	FENCE	U	UTILITY
FOB	FACE OF BUILDING	UVLT	UTILITY VALVT
FS	FLAGSTONE	UP	UTILITY POLE
G	GRADE	W	WESTERLY SIDE *
GAR	GARAGE	WD	WOOD
GB	GRADE BREAK	WL	WALL
GM	GAS METER	WV	WATER VALVE
H	HEDGE	WW	WELDED WIRE FENCE
IRR	IRRIGATION EQUIP.		

LINE TYPES

FENCE - WOOD	— o —
FENCE - WELDED WIRE	— x —
FENCE - CHAIN LINK	— o —
STONE WALL	— x x x —
EASEMENT LINE	— - - -
PARCEL LINE	— - - -
STRUCTURE FOOTPRINT	— / / / —
STRUCTURE OVERHANG	— - - -

⊙ DENOTES MONUMENT FOUND IN GOOD CONDITION (R1), unless otherwise noted  
○ DENOTES SURVEY MONUMENT SEARCHED FOR, AND NOTHING FOUND OR SET [N.F.S.]

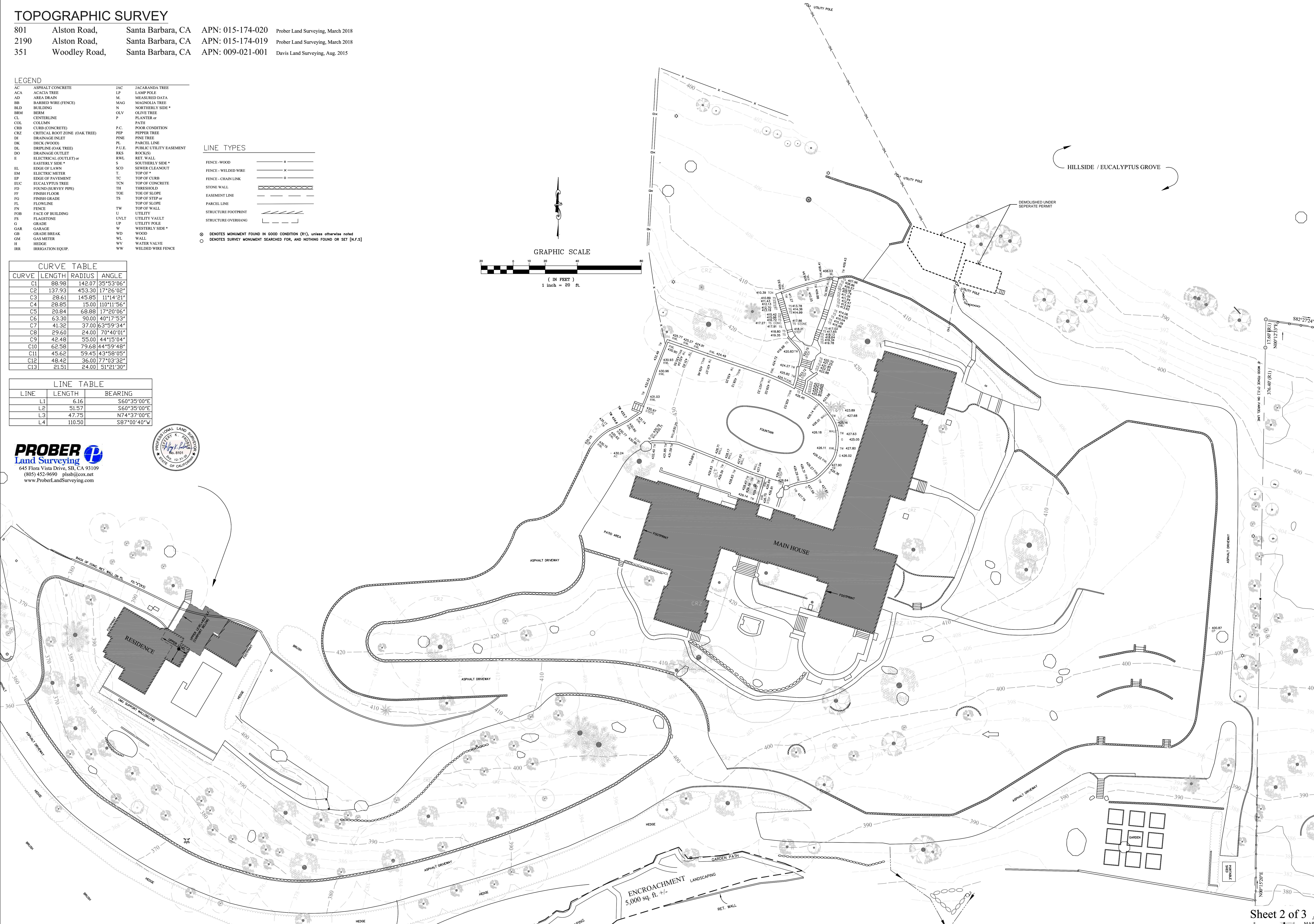
CURVE TABLE

CURVE	LENGTH	RADIUS	ANGLE
C1	88.98	142.07	35°53'06"
C2	137.93	453.30	17°26'02"
C3	28.61	145.85	11°14'21"
C4	28.85	15.00	110°11'56"
C5	20.84	68.88	17°20'06"
C6	63.30	90.00	40°17'53"
C7	41.32	37.00	63°59'34"
C8	29.60	24.00	70°40'01"
C9	42.48	55.00	44°15'04"
C10	62.58	79.68	44°59'48"
C11	45.62	59.45	43°58'05"
C12	48.42	36.00	77°03'32"
C13	21.51	24.00	51°21'30"

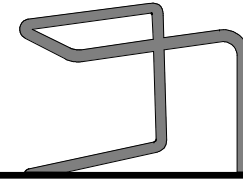
LINE TABLE

LINE	LENGTH	BEARING
L1	6.16	S60°35'00"E
L2	51.57	S60°35'00"E
L3	47.75	N74°37'00"E
L4	110.50	S87°00'40"W

**PROBER**  
Land Surveying  
645 Flora Vista Drive, SB, CA 93109  
(805) 452-9690 plsh@cox.net  
www.ProberLandSurveying.com





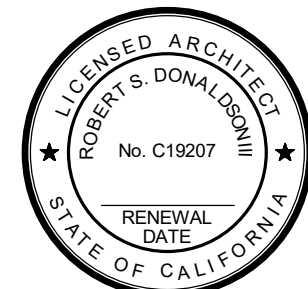
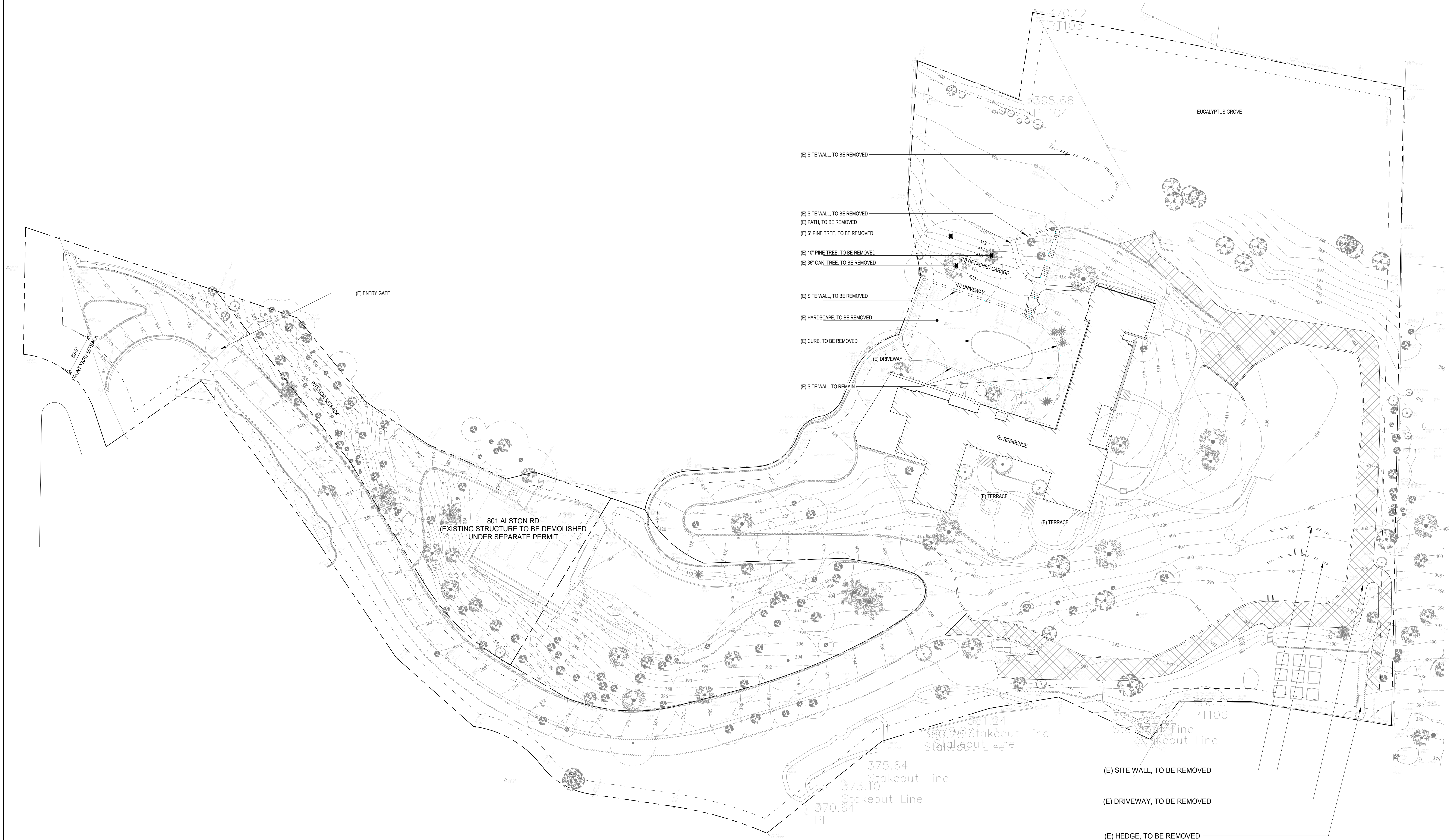


DEMO SITE PLAN LEGEND

- (E) SITE WALL
- SITE WALL TO BE DEMOLISHED
- (E) STRUCTURE
- (E) DRIVEWAY TO BE REMOVED

GENERAL NOTES:

1. REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MEP AND LIGHTING DRAWINGS FOR ADDITIONAL DIRECTIONS AND INFORMATION.
2. FOR PRECISE GRADING REFER TO CIVIL DWGS. GRADES ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL GRADES IN FIELD. NOTIFY ARCHITECT IN CASE OF ANY DISCREPANCIES.
3. FOR ALL PARKWAY INFORMATION REFER TO LANDSCAPE, CIVIL, LIGHTING AND ELECTRICAL DWGS. PROVIDE IRRIGATION AND PATHWAY FOR LANDSCAPE LIGHTING AS REQUIRED.
4. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS' APPROVAL (3201.3, 3202.3.1, 3306).
5. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
6. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER LADS ORDINANCE 174478) (INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.
7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
8. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.



GRAHOLM ESTATE  
2190 ALSTON RD  
SANTA BARBARA, CA 93108

JOB NO. 1793

HLC DESIGN REVIEW

SCALE: As indicated  
DATE: 04.10.2019

REV.	DATE	DESCRIPTION

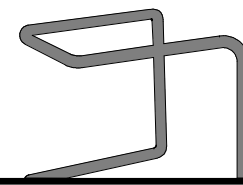
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DEMO SITE PLAN

PR0.09

NOT FOR CONSTRUCTION



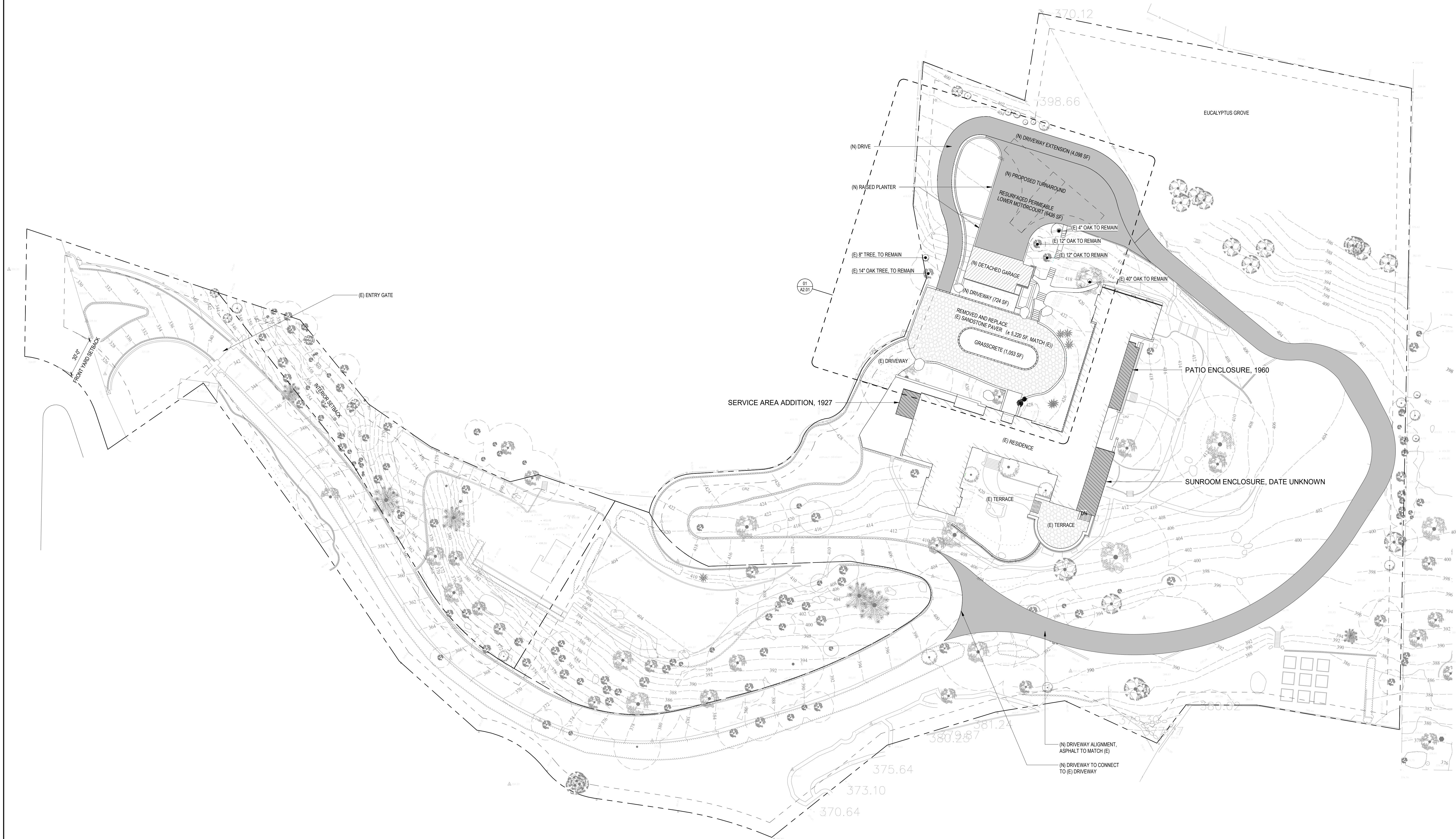


## PROPOSED SITE PLAN LEGEND

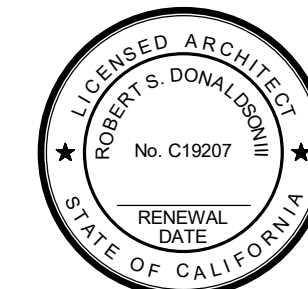
- (E) SITE WALL
- (N) SITE WALL
- (N) WALL
- (E) STRUCTURE
- PROPOSED MOTOR COURT
- PROPOSED PARKING
- PROPOSED DRIVEWAY

### GENERAL NOTES:

- REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MEP AND LIGHTING DRAWINGS FOR ADDITIONAL DIRECTIONS AND INFORMATION.
- FOR PRECISE GRADING REFER TO CIVIL DWGS. GRADES ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL GRADES IN FIELD, NOTIFY ARCHITECT IN CASE OF ANY DISCREPANCIES.
- FOR ALL PARKWAY INFORMATION REFER TO LANDSCAPE, CIVIL, LIGHTING AND ELECTRICAL DWGS. PROVIDE IRRIGATION AND PATHWAY FOR LANDSCAPE LIGHTING AS REQUIRED.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS' APPROVAL. (3201.3, 3202.3.1, 3306)
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES, POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER LABS ORDINANCE 174478) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSERS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.



1/32" = 1'-0"  
0 8 16 80



GRAHLM ESTATE  
2190 ALSTON RD  
SANTA BARBARA, CA 93108

JOB NO. 1793

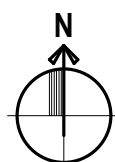
HLC DESIGN REVIEW

SCALE: As indicated

DATE: 04.10.2019

REV.	DATE	DESCRIPTION

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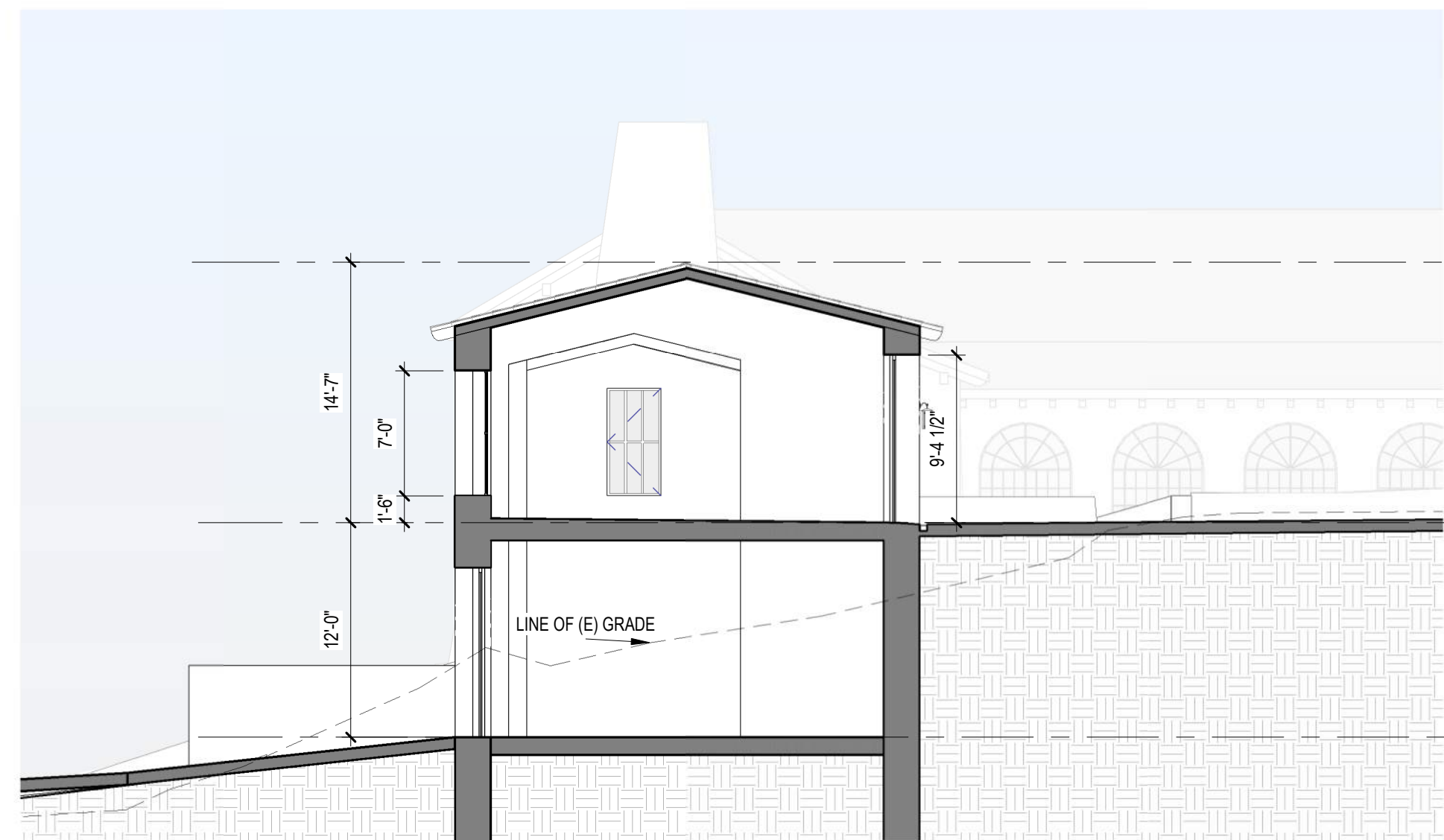
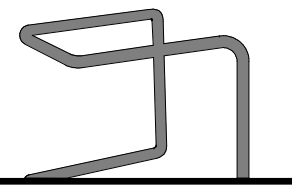


PROPOSED SITE PLAN  
**PR0.10**

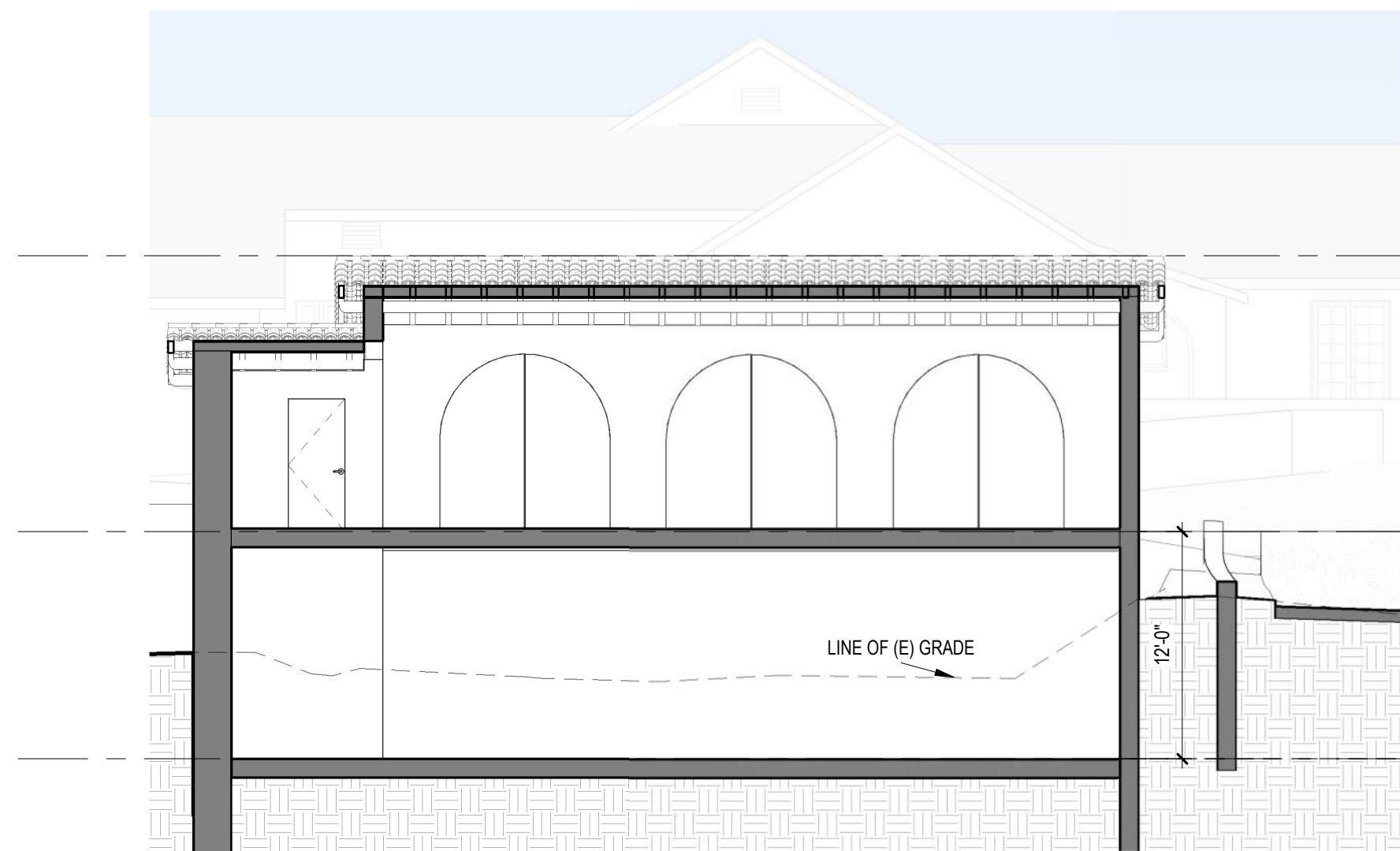
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NOT FOR CONSTRUCTION

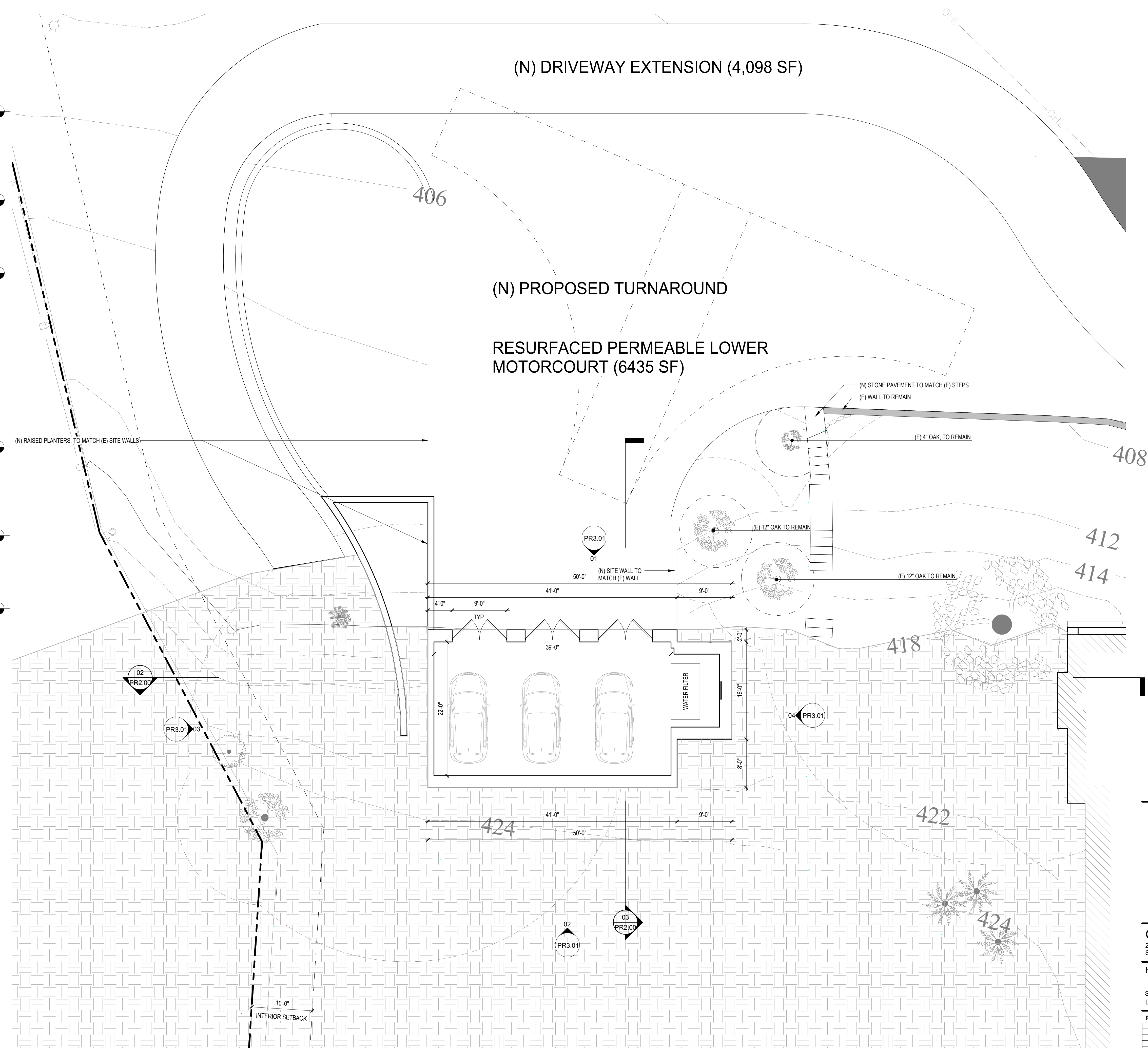




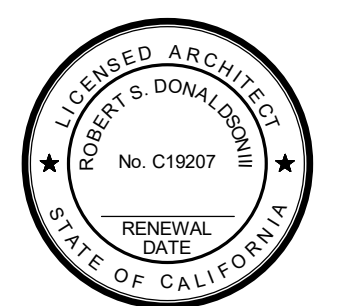
**BUILDING SECTION EAST 03**  
SCALE: 1/8" = 1'-0"



**BUILDING SECTION SOUTH 02**  
SCALE: 1/8" = 1'-0"



**BASEMENT FLOOR PLAN 01**  
SCALE: 1/8" = 1'-0"



**GRAHOLM ESTATE**  
2190 ALSTON RD.  
SANTA BARBARA, CA 93108

JOB NO. 1763

**HLC DESIGN REVIEW**

SCALE: 1/8" = 1'-0"

DATE: 04.10.2019

REV.	DATE	DESCRIPTION

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**BASEMENT FLOOR PLAN**

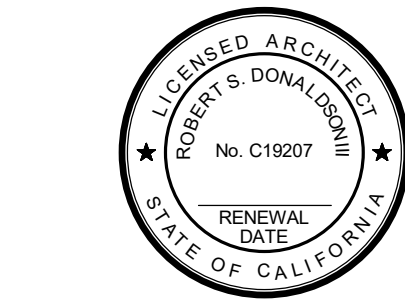
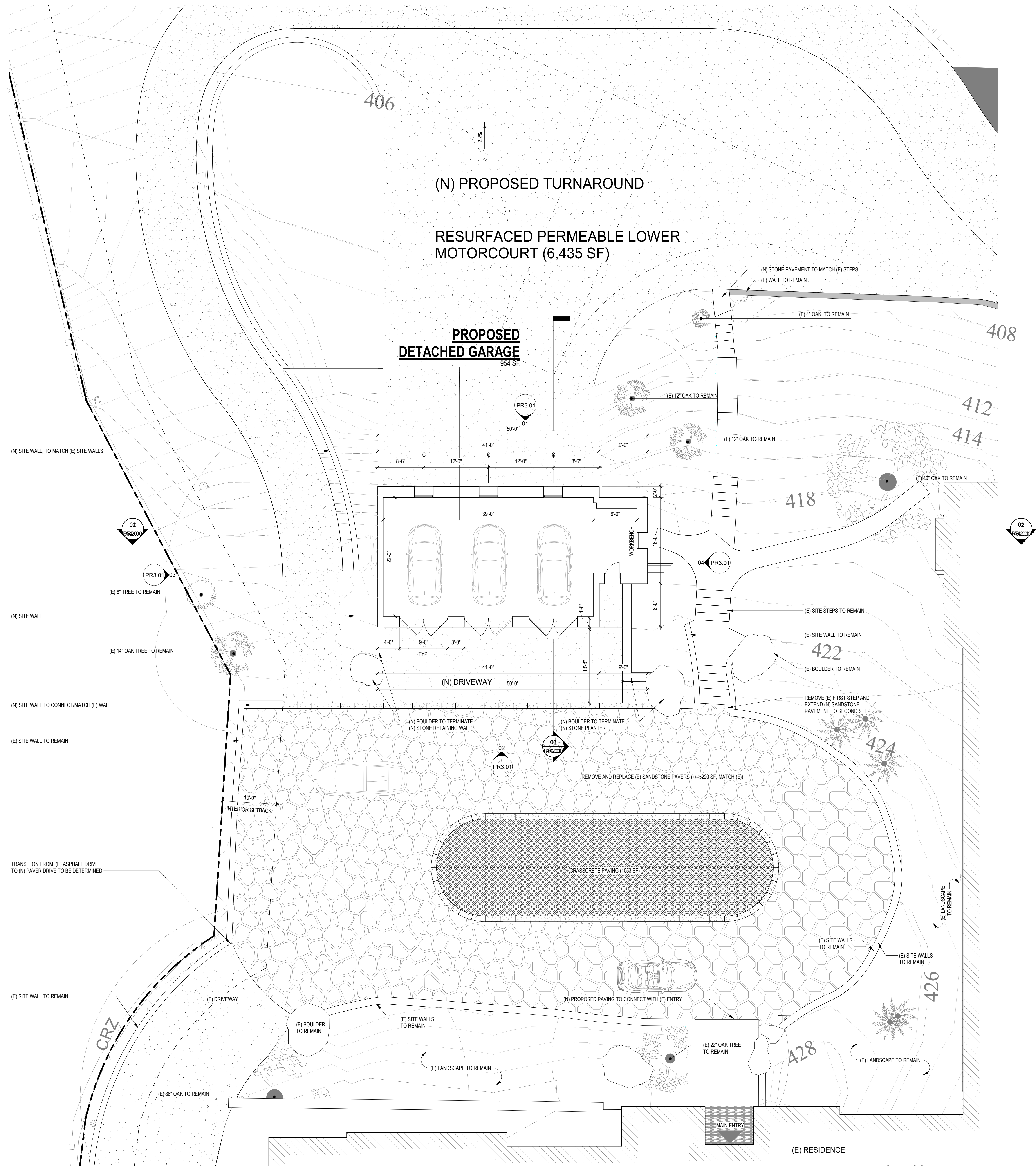
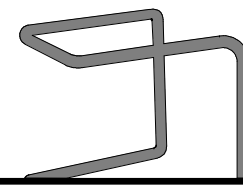
**PR2.00**

4/26/2020 12:25:30 PM

NOT FOR CONSTRUCTION



(N) DRIVEWAY EXTENSION (4,098 SF)



GRAHOLM ESTATE  
2190 ALSTON RD  
SANTA BARBARA, CA 93108  
HLC DESIGN REVIEW

SCALE: 1/8" = 1'-0"  
DATE: 04.10.2019

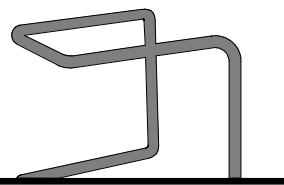
REV.	DATE	DESCRIPTION

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FIRST FLOOR PLAN  
PR2.01

NOT FOR CONSTRUCTION





(E) EAST ELEVATION



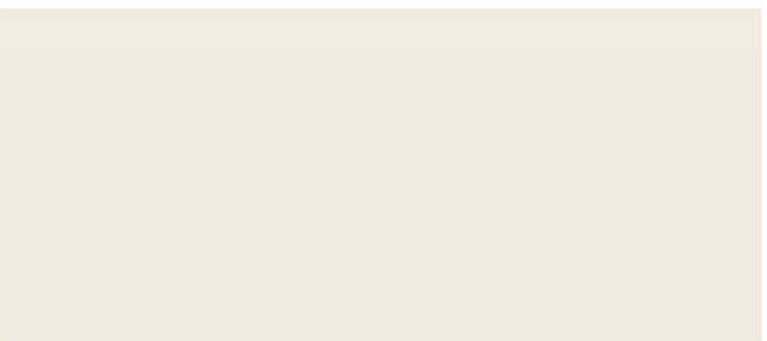
(E) "RIVER OF LIFE" DESIGN



"RIVER OF LIFE" PATTERN  
AT MISSION SAN LUIS REY  
DE FRANCIA



PRIMARY COLOR:  
SHELL WHITE SW 8917



TRIM COLOR:  
URBANE BRONZE SW 7048 OR RENWICK  
BROWN DET 630



GRAHOLM ESTATE  
2190 ALSTON RD  
SANTA BARBARA, CA 93108

JOB NO. 1793

HLC DESIGN REVIEW

SCALE: 1/8" = 1'-0"

DATE: 04.10.2019

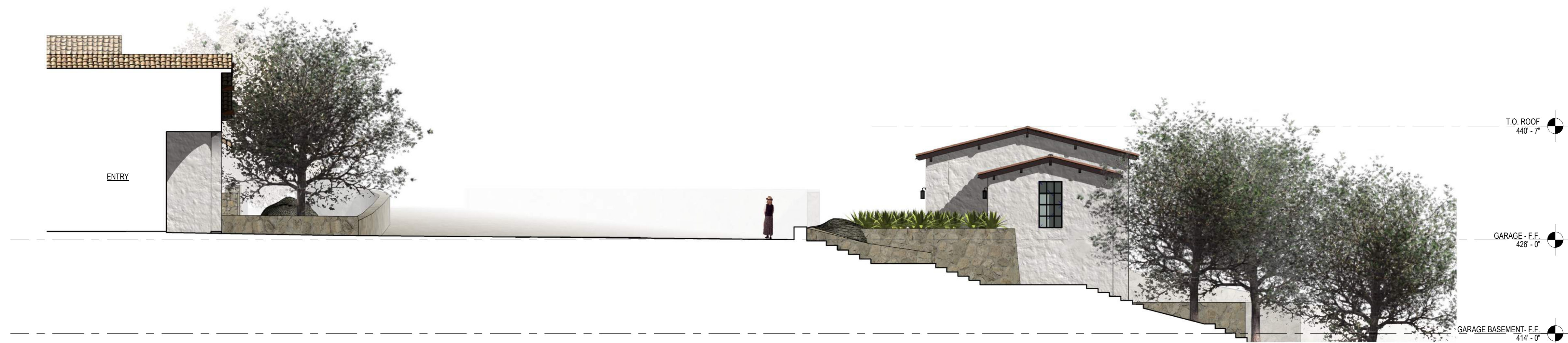
REV.	DATE	DESCRIPTION

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PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH  
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UNLESS SO INDICATED WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. ©2019 SHUBIN + DONALDSON

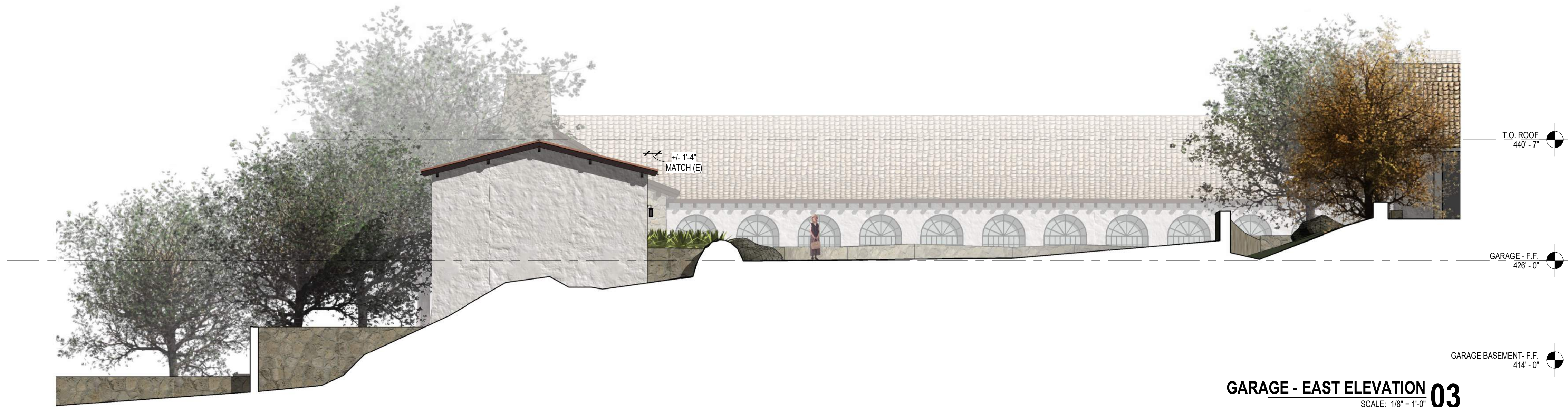
BUILDING ELEVATIONS

PR3.01

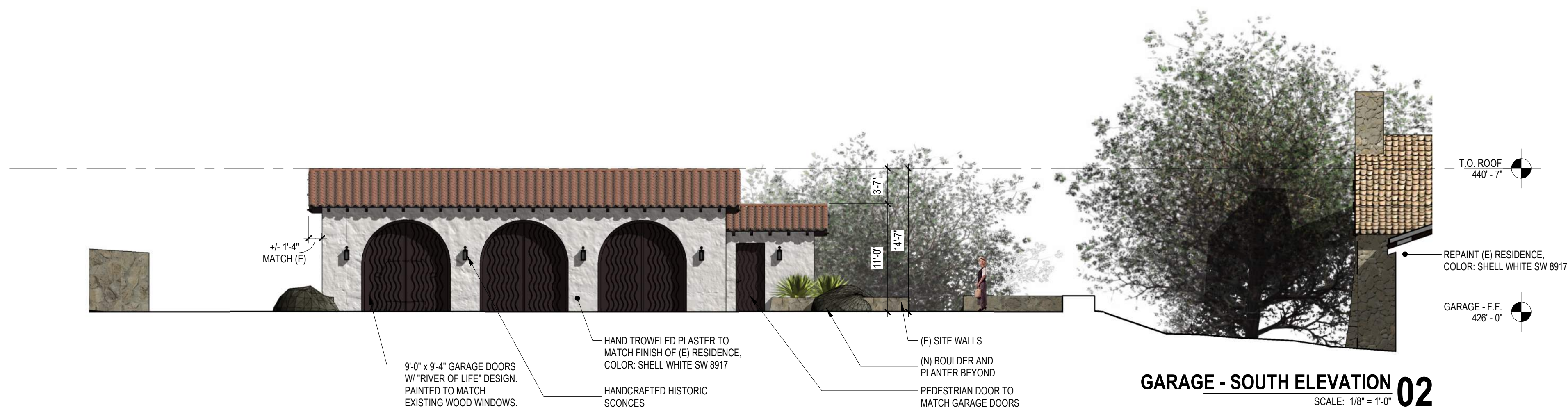
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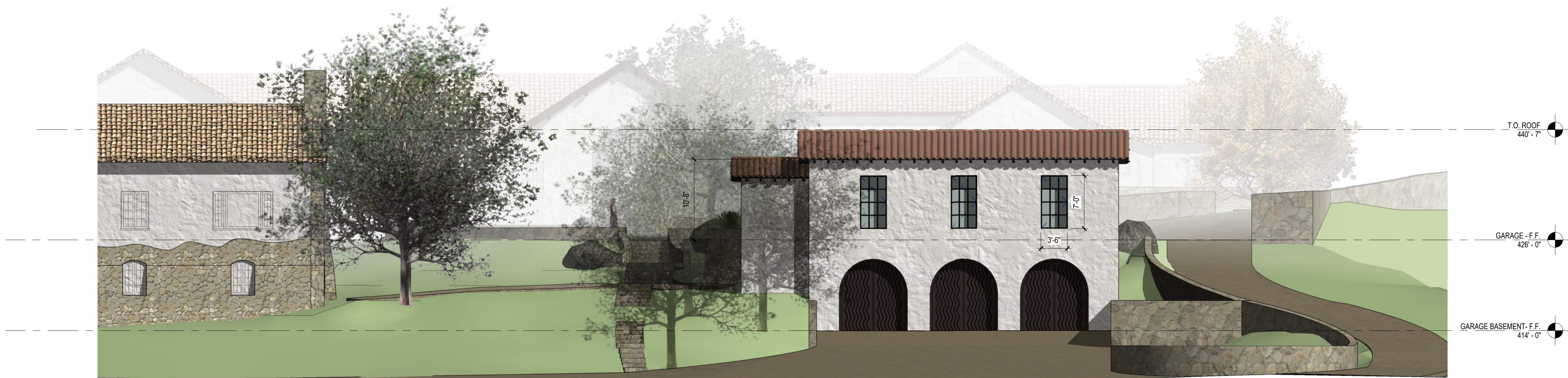
GARAGE - WEST ELEVATION 04  
SCALE: 1/8" = 1'-0"



GARAGE - EAST ELEVATION 03  
SCALE: 1/8" = 1'-0"



GARAGE - SOUTH ELEVATION 02  
SCALE: 1/8" = 1'-0"



GARAGE - NORTH ELEVATION 01  
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION